

Application for Resource Consent

Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 unless otherwise stated.

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: fasttrack@epa.govt.nz

Applications must be submitted to the EPA by email fasttrack@epa.govt.nz and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

Your personal and company information will be held by the EPA and used in relation to this application. You have the right to access and correct personal information held by the EPA.

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

All information held by the EPA is subject to the Official Information Act 1982.

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

Part 1: Applicant details

Project Name and identifier (as named in Schedule 2 or referral order): Faringdon South West and South East Development	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): Hughes Developments Limited	
Key contact name: Jake Hughes	
Phone: 021 764 472	Email: jake@hughesdevelopments.co.nz
Email address for service: jake@hughesdevelopments.co.nz	
Postal Address (if preferred method of service):	

Consultant details

Company: Greenwood Roche	
Full name of consultant: Lauren Semple	
Phone: 021 771 340	Email: lauren@greenwoodroche.com
Email address for service: lauren@greenwoodroche.com	
Postal Address (if preferred method of service):	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application. **Refer email at Appendix A to this form.**

Please direct all correspondence from the EPA to:

- Applicant
 Consultant

Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
 subdivision consent
 water permit
 discharge permit
 coastal permit:
 for reclamation
 aquaculture activities
 other

Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

Hughes Developments Limited applies for resource consent to subdivide and develop two sites in Rolleston, Selwyn for the purpose of enabling the delivery of 970 houses, two neighbourhood centres and associated infrastructure and amenities. Subject to obtaining the necessary consents, the Project will contribute to achieving a well-functioning urban environment in the Rolleston area and will provide much needed additional housing capacity to meet current and projected demand.

Resource consents are required under the Selwyn District Plan to enable the subdivision of the Project area to create the residential lots, and to undertake various land use activities (including earthworks and the construction of dwellings) to support the delivery of the Project. Consents are also required under the Canterbury Land and Water Regional Plan to authorise earthworks and the proposed discharge of construction and operational phase stormwater, and under the National Environmental Standard for Assessing and Managing Contaminants in Soil for the Protection of Human Health.

Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

- J.
- K. Owner / Occupier List and Letter
- L. Comprehensive Residential Development Plans
- M. Regional Applications
- N. Contamination Reports
- O. Economics Assessment
- P. Cultural Values Report and Correspondence with Mahaanui Kurataiao
- Q. Movement Network Plan
- R. Emissions Report
- S. Referral Application

Attachment number	Document name and date	Author	Document versions
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01	[Resource consent application on behalf of Hughes Developments Limited for Faringdon South East and South West, Rolleston]	Davie Lovell Smith	
02	Appendix A Subdivision Plans	Davie Lovell Smith	
03	Appendix B Selwyn District Council Conditions	Davie Lovell Smith	
04	Appendix C Erosion and Sediment Control Plans	Davie Lovell Smith	
05	Appendix D Traffic Assessment	Carriageway Consulting	
06	Appendix E Urban Design Assessment	Urban Acumen	
07	Appendix F Landscaping Plans	Kamo Marsh	
08	Appendix G Infrastructure Reports	Davie Lovell Smith	
09	Appendix H Stormwater Assessment	Davie Lovell Smith	
10	Appendix I Geotechnical Reports	ENGEO Ltd	
11	Appendix J Record of Titles		
12	Appendix K Owner Occupier List & Letter		
13	Appendix L Comprehensive Residential Development Plans	Kamo Marsh & Common Architecture	
14	Appendix M Regional Consent Application	Davie Lovell Smith	
15	Appendix N Contamination Reports	ENGEO Ltd	
16	Appendix O Economics Report	Market Economics	
17	Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao	Mahaanui Kurataiao	
18	Appendix Q Movement Network	Davie Lovell Smith	
19	Appendix R Emissions Report	Pattle Delamore Partners Ltd	
20	Appendix S Referral Application		

Part 5: Description of inquiries made to identify occupiers

Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.

Attach additional pages if required

Letters were sent out to all properties adjacent to the land on which the Project is to be undertaken for the purpose of identifying whether there are any occupiers who are not owners.

More broadly, Hughes Developments Limited has been involved with the Faringdon residential development since its launch in 2013. The residential properties identified as being adjacent to the Project form part of the development known as Faringdon South. This part of Faringdon was developed under the Housing Accords and Special Housing Area Act in 2016. Titles for the adjacent properties issued in late 2017/early 2018 and Hughes Developments Limited retains a good knowledge of ownership. It is further also noted that the residential development of this land has been well-signalled through the notification of Plan Change 64 in November 2020. Through this process 4 individual submissions were received from adjacent owners and one from further afield.

On that basis Hughes Developments Limited has a high degree of confidence that the majority of dwellings identified are owner occupied.

Part 6: Is this application part of a project planned to proceed in stages?

- Yes (see below)
 No

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

Attach additional pages if required

The Project will be *delivered* in stages as described further in the application. The necessary resource consents for the Project (including each stage) are however all sought through this consent application.

Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.

J. Sample.

1 June 2021

Signature of applicant (or person authorised to make application)

Date

Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.

Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity (clause 9(1)(a))</p>	<p>Section 1 page 1</p>	<p><input type="checkbox"/></p>
<p>A description and map of the site at which the activity is to occur (clause 9(1)(b))</p>	<p>Section 2 page 3</p>	<p><input type="checkbox"/></p>
<p>Confirmation that the consent application complies with clause 3(1) (clause 9(1)(c))</p>	<p>Section 3 page 6</p>	<p><input type="checkbox"/></p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified (clause 9(1)(d))</p>	<p>Section 4 page 6</p>	<p><input type="checkbox"/></p>
<p>A description of any other activities that are part of the proposal to which the application relates (clause 9(1)(e))</p>	<p>Section 5 page 8</p>	<p><input type="checkbox"/></p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates (clause 9(1)(f))</p>	<p>Section 6 page 16</p>	<p><input type="checkbox"/></p>
<p>An assessment of the activity against</p> <p>(i) Part 2 of the Resource Management Act 1991; and</p> <p>(ii) the purpose of the Act; and</p> <p>(iii) the matters set out in section 19 of the Act</p> <p>(clause 9(1)(g))</p>	<p>Section 7 page 38</p>	<p><input type="checkbox"/></p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <p>(i) a national environmental standard:</p> <p>(ii) other regulations made under the Resource Management Act 1991:</p> <p>(iii) a national policy statement:</p> <p>(iv) a New Zealand coastal policy statement:</p> <p>(v) a regional policy statement or proposed regional policy statement:</p> <p>(vi) a plan or proposed plan;</p> <p>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</p> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> • Any relevant objective, policy, or rules in any of the documents listed above. • Any requirement, condition, or permission in any of the documents listed above • Any other requirements in any of those documents 	<p>Section 8 page 40</p>	<p><input type="checkbox"/></p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>(clause 9(1)(h)) and clause 9(2) and (3))</p>		
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area (clause 9(1)(i))</p>	<p>Section 9 page 58</p>	<p> </p>
<p>The conditions proposed for the consent. (clause 9(1)(j))</p>	<p>Section 10 page 58</p>	<p> </p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> • Include the information required by clause 10 of Schedule 6; and • Cover the matters specified in clause 11 of Schedule 6. <p>(clauses 9(4) 10 and 11)</p>	<p>Section 11 page 58</p>	<p> </p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> • Prepared by or on behalf of the relevant iwi authority or authorities; or • If one is not provided, a statement of the reasons given by the iwi authority for not providing it <p>(clause 9(5))</p>	<p>Section 13 page 70</p>	<p> </p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. (clause 9(6)(a))</p>	<p>Section 14.1 page 70</p>	<p> </p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. (clause 9(6)(b))</p>	<p>Section 14.2 page 70</p>	<p>NA</p>
<p>In the case of a referred project, all additional information required by the referral order (clause 9(6)(c))</p>	<p>Section 14.3 page 70</p>	<p> </p>
<p>Subdivisions or Reclamation</p>		
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> • The position of all new boundaries; • The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan; • The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips • The locations and areas of existing esplanade reserves, esplanade strips and 	<p>Section 14.4 page 71</p>	<p> </p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>access strips</p> <ul style="list-style-type: none"> • The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991 • The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991 • The locations and areas of land to be set aside as new roads <p>(clause 12(1))</p>		
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> • The location of the area to be reclaimed • If practicable, the position of all new boundaries • Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip <p>(clause 12(2))</p>	<p> </p>	<p> NA</p>

<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p> </p>	<p> NA</p>
<p>Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6</p>	<p> </p>	<p> </p>

<p>Evidence of authorisation</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act</p>	<p> Appendix A of this form </p>	<p> </p>

Appendix A




Thu 20/05/2021 9:47 AM

Jake Hughes <jake@hughesdevelopments.co.nz>

Fwd: Fast track application [GREE-DMS.FID77298]

To: Lauren Semple; Rachel Murdoch

 You replied to this message on 20/05/2021 10:53 AM.

Hi Lauren & Rachel,

Please take this email as confirmation that you are authorised to lodge the Fast Track application on behalf of Hughes Developments Limited.

Kind regards,

Jake Hughes

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